



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2308201
Applicant Name: Richard Campbell
Address of Proposal: 4611 South Fontanelle Street

SUMMARY OF PROPOSED ACTION

Master use permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are as follows: Parcel A) 10,148 square feet and Parcel B) 5,520 square feet. Existing single-family residences would remain on Parcel A.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into two lots.
(Seattle Municipal Code Chapter 23.24)

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition, or
 involving another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The 15,668 square foot site is located on the south side of South Fontanelle Street, between 46th Avenue South and 48th Avenue South. The site is zoned Residential, Single Family 5,000 (SF 5000) and is currently developed with a single-family residence. The site has 80 feet of street frontage along South Fontanelle Street which has a 60-foot right-of-way and is improved with asphalt paving, sidewalk and planting strip.

The subject property slopes up from the sidewalk and has a rockery between 4 feet to 5 feet in height along the north property line. The remainder of the subject parcel is relatively flat. The site is not located within any identified designated Environmentally Critical Area (ECA).

Properties in the immediate vicinity are zoned Single Family 5000. Development in the area consists primarily of single-family houses of varying age and architectural style, consistent with the single-family zoning designation.

Proposal

The applicant proposes to subdivide one parcel of land into two (2) lots. Proposed lot sizes would be as follows: Parcel A) 10,148 square feet and Parcel B) 5,520 square feet. The existing single-family residence on proposed Parcel A would remain. A surface parking space for the existing house will be provided east of the house and will be established by permit.

Proposed Parcel A would have street frontage on South Fontanelle Street. Proposed Parcel B will have no street frontage but will be provided vehicle access via a 10 foot wide easement from 46th Avenue South.

No development or construction activities are associated with the current proposal. The subject of this analysis and decision is restricted to the proposed division of land.

Public Comment

The comment period for this proposal ended on February 11, 2004. No comments were received.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;*

6. *Is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Based on information provided by the applicant, referral comments from the Drainage Section, the Fire Department, Seattle Public Utilities (City Light and the Water Department), and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The subject property's zone (SF 5000) is intended for single-family residential uses with a minimum lot size of 5,000 square feet. Each of the proposed lots meets this minimum lot size. The lots created by this proposed division of land would conform to all applicable development standards of the SF 5000 zoning district. The proposed parcels would provide adequate buildable area to meet applicable setbacks, lot coverage requirements, and other applicable Land Use Code development standards.
2. Proposed Parcel A is provided direct vehicular access to South Fontanelle Street. Proposed Parcel B is provided vehicular access to 46th Avenue South via a 10 foot wide easement. The Seattle Fire Department has no objection to the proposed short plat. All private utilities are available in this area. Seattle City Light provides electrical service to the proposed short plat. City Light has reviewed the proposal and does not require an easement but will request an electrical distribution easement over the south 10 feet of lot 10, Block 4, when the property owner requests service to proposed Parcel B. This short plat provides for adequate access for vehicles, utilities, and fire protection.
3. This area is served with domestic water, sanitary sewer, and stormdrain facilities by the City of Seattle. Availability of service is assured subject to standard conditions of utility extension.

Seattle Public Utilities reviewed this short plat application, and Water Availability Certificate #2004-0062 was issued on January 23, 2004.

The existing house located on proposed Parcel A is connected by means of a single sidesewer to an 8-inch public combined sewer (PS) located in South Fontanelle Street. There are no mainline sanitary sewers in 46th Avenue South.

A 15-inch public storm strain (PSD) terminates approximately 170 lineal feet east of the existing easterly property line. This PSD discharges to a Designated Receiving Water.

Stormwater detention, with controlled release to the PS in South Fontanelle Street, is likely to be required for construction in excess of 2000 square feet of developmental coverage. Plan review requirements will be made at the time of building permit application(s) in accordance with any applicable stormwater ordinances in effect at that time. If the project results in more than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan prepared in accordance with SMC 22.802.015(D) and 22.802.020, may be required.

4. An objective of the short subdivision process is to increase opportunities for new housing development to ensure adequate capacity for future housing needs. The proposed short subdivision would meet applicable Land Use Code provisions: the proposal has adequate access for vehicles, utilities and fire protection, and has adequate drainage, water supply and sanitary sewage disposal.

Address signage shall be posted such that the address for proposed Parcel B is visible from 46th Avenue South and an easement or a covenant shall be recorded with the final plat to ensure that the address signage is maintained. The public use and interest would be served by this proposal because additional opportunities for housing would be provided within the City limits as a result of this subdivision. Upon completion of the conditions in this analysis and decision, the proposal would meet all applicable criteria for approval of a short plat.

5. The site is not located in any environmentally critical area as defined in SMC 25.09.240: no environmentally critical areas have been mapped or otherwise observed on the site.
6. There are approximately 6 fruit trees located on proposed Parcel B. Four of them are located in the northeastern corner of the lot. It is reasonable to assume that these four trees will not be located in the principal building area of the proposed parcel. The location of the parking space for Parcel A will result in the removal of two 2-inch Holly trees. The proposed parcels are laid out such that most of the trees could be retained. Thus, the subdivision has been designed to maximize the retention of existing trees.

Future construction is subject to the provisions of SMC 23.44.008, (tree replacement/preservation requirements on single family lots) and SMC 25.11.060 (tree protection requirements for single family lots).

7. This criterion is not applicable to the proposed short subdivision because no unit lots are proposed.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

The owner(s) and/or responsible party(s) shall:

Prior to Recording

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.

2. Submit the final recording forms for approval and remit any applicable fees.
3. Provide a covenant and/or easement to allow for posting of the address for proposed Parcel B to be visible from 46th Avenue South and to ensure that the address signage is maintained.
4. Show proposed parking and access for proposed Parcel A which conforms to the Seattle Land Use and Zoning Code on the final recording documents.

Prior to the Individual Transfer or Sale of Lots or Issuance of a Building Permit for Parcel B

5. If legal parking is not established on Parcel A prior to recording, add a note to the final plat to establish an accessory parking space on Parcel A by permit prior to individual transfer or sale of either lot or issuance of a building permit for Parcel B.

After Recording and Prior to Issuance of Any Building Permits

6. Attach a copy of the recorded short subdivision to all sets of building permit application plans.

Signature: (signature on file) Date: March 25, 2004
Darlene Edwards, Land Use Planner
Department of Planning and Development